

MECHANICAL & ENERGY

- 1. No plans or permit available.
- 2. No access.
- 3. Work concealed.
- 4. Not ready for inspection.
- 5. Revised drawings required

PLUMBING

- 1. No notice of commencement on job site.
- 2. No plans or permit available.
- 3. Work not according to plans.
- 4. Required 10’ test on sanitary line not performed.
- 5. Not ready for inspection.

ROOFING

- 1. No plans or permit available.
- 2. No access.
- 3. Work concealed.
- 4. No notice of commencement on job site.
- 5. Incorrect nail spacing and/or nails exposed.

We hope you will try this new convenient permitting method.

Miami-Dade County
Permitting & Inspection Center
11805 S.W. 26th Street (Coral Way)
Miami, Florida 33175-2474
(786) 315-2000
7:30 a.m. – 4:30 p.m.
Monday – Friday

South Office
South Dade Government Center
10710 S.W. 211th Street, Suite 105
Miami, Florida 33189
(305) 233-0614
7:30 a.m. – 4:30 p.m.
Monday – Friday

Alex Penelas
Mayor



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5
MOST
COMMON
DISAPPROVAL
COMMENTS



A public information service of
Miami-Dade County
Building Department
Permitting & Inspection Center
11805 S.W. 26th Street (Coral Way)
Miami, Florida 33175-2474
(786) 315-2000
Monday - Friday
7:30 a.m. - 4:30 p.m.
www.miamidade.gov/bldg/

Plan Review

BUILDING

1. Fire rated wall not detailed on plans.
2. No stairs details.
3. Scope/area of work not defined. For plan revisions, original permit drawings not submitted to verify extent of revision.
4. No vertical accessibility.
5. Not in compliance with egress requirements.

ELECTRICAL

1. Incomplete title block.
2. Missing fire penetration details for back to back outlets and for cable penetrations at the panel.
3. Circuit numbers not coordinated with panel schedule.
4. Sizing of overcurrent protection of equipment missing.
5. Spacing of receptacles not to code.

MECHANICAL & ENERGY

1. Energy calculations do not match construction plans. Units do not comply with calculations.
2. Energy calculations not signed by person who prepared them.
3. HVAC DESIGN SCHEDULE missing. Refer to Section 8-10 of the Miami-Dade County Code.
4. Kitchen air flow design, fire compartmentation and clearances not complete.
5. ASHRAE 62-89, O/A missing or not shown.

PLUMBING

1. Incorrect sanitary/water-piping layout.
2. Did not provide site plan showing location and size of water service and sanitary sewer (meter, well, septic tank, or public sewer).
3. Did not provide the occupant load for the use of occupancy.
4. Did not provide the list of required plumbing fixtures.
5. Did not receive an approval from the State of Florida, Division of Health, for septic tank, restaurant/food service/grocery stores, day care facility.

ROOFING

1. Documentation incomplete, missing one or more of the following:
 - Current Product Approval
 - UL fire rating page
 - Roof assembly detail
 - Roof slope and/or mean roof height.
 - Correct roof plan, wall flashing and eave detail.
 - Calculations of design uplift pressures in accordance to ASCE 7
2. The calculated design uplift pressures in accordance to ASCE 7 exceed the Product Approval maximum allowable pressure.
3. Design uplift pressures in accordance to ASCE 7 calculated incorrectly, usually due to using the incorrect tributary area.
4. Pull test for existing decks (gypsum, tectum, lightweight concrete, etc.) not provided.
5. Incorrect fastener spacing.

STRUCTURAL

1. Soil statement and soil test report not provided.
2. Submittal of special inspector letter pending.
3. Design calculations not submitted or incorrect.
4. Product Control Notice of Acceptance not submitted (windows, doors, truss anchors, etc.)
5. Anchorage of girder trusses and load path to foundation not provided and /or detailed.

Inspections

BUILDING

1. Building not ready for inspection
2. Paperwork missing: notice of commencement, certificate of elevation, insulation certificate, statement of inspection, fire penetration affidavit, inspector's log, etc.
3. Final from trades pending.
4. Work not accessible.
5. Submit to plan processing, plans require revision.

ELECTRICAL

1. Work not according to plans.
2. No plans or permit available.
3. No access.
4. Spacing of receptacles not to code.
5. Engineer's letter for code compliance with parking illumination requirement.